

**TOWN OF ROCKINGHAM
APPLICATION FOR SUBDIVISION PERMIT
SKETCH PLAN & MINOR**

(OFFICE USE ONLY)	
Date filed: <u>20 September 2016</u>	Applicant: <u>D. Bernards</u>
Fee Paid: <u>yes</u>	Owner: <u>Tenney</u>
Zoning District: <u>Saxtons River</u>	Parcel Map#: <u>16-002 0001</u>
Referred to:	W/in 100 yr. floodplain? <u>yes</u>
<input checked="" type="checkbox"/> Planning Commission <u>28 September 2016</u>	W/in Regulated Wetland? <u>no</u>
<input type="checkbox"/> Board of Adjustment <u>Sketch & prelim</u>	
Date: _____	PLOT PLAN ATTACHED & APPLICATION COMPLETE ()

COMPLETE ALL ITEMS OR APPLICATION WILL BE RETURNED. COMPLETE IN INK. DO NOT USE PENCIL.
NO SUBDIVISION MAY OCCUR WITHOUT AN APPROVED PERMIT. IF SUBDIVISION IS DONE AFTER-THE-FACT, A LATE FEE
(See Fee Schedule Information) IS ASSESSED.

**PART I
(ALL APPLICANTS MUST COMPLETE Part I)**

Owner & Applicant Information

- PROPERTY OWNER(s) Names: Tenney
Tenney's Lumbermill, Inc.
(List Names of all Property Owners as shown on deed.)
Mailing Address: PO Box 478, Saxtons River, VT Zip Code 05154
Tel. No.: (Daytime) 463-3875 (FAX) _____ Email: _____
- APPLICANT(s) Names: Aurelius DiBernardo
(If different than Landowners)
Mailing Address: PO Box 52, Bellows Falls, VT Zip Code 05101
Tel. No.: (Daytime) 802-376-9182 (FAX) 802-463-4532 Email: dibo@comcast.net
- Contact Person: DIBO (Daytime Tel.) 802-376-9182

Property Information

- PROPERTY LOCATION: Street Number 1 Street Name Westminster Street
- Property Owner's Deed is recorded in Book 182 Page 261 Date of Sale _____
(Information available in Town Clerk's Office)
- DIMENSIONS of LAND:**
Total Amount of Land in Proposed Subdivision: 4.2 Acres (Square Feet or Acres)
Amount of Land Retained for Future Subdivision or other uses, if any. None
Show any retained land on the plat plan.
- Number of Lots in Proposed Subdivision: 2

8. Is a State permit required for the subdivision? _____ yes _____ no
If yes, name the particular permit. _____

Access Information

9. Do all Lots have frontage on a public road or public waters?
Yes _____ No _____

Name of public road or public waters Westminster St @ Frost
Is the public road a class 4 town highway? _____

10. Private Right-of-way: Are you requesting approval for a private right-of-way (R.O.W.)? Show location and width of R.O.W. on survey. _____ yes _____ no

Note: Lots which do not have frontage on a public road or public waters must have access to such road or waters by a permanent easement or right-of-way as approved by the Planning Commission. See the Subdivision Regulations for information on the required width.

11. What improvements or changes would be made to roads or rights-of-way as a result of the subdivision? None

12. Provide a street plan including information as to State and Town Highways, and private roads. Indicate on the plan both proposed and existing roads within and adjacent to the subdivision.

Use of Property Information

13. Current Use: Describe what the property is used for now. If there is more than one use, describe them all.
Former Tenny Lumber Mill

14. Proposed Use: What type of development is proposed? (single family, commercial, etc.)
Lot 1 Residential Lot 2 Non-Residential

15. What, if any, current uses will continue (List): STORAGE

16. Prior Zoning Permits. Has this parcel of land been the subject of any prior Town Zoning Permits or Subdivision Permits? If yes, indicate for what: _____

17. Adjacent Property. How is adjacent property used? (single family residential, commercial, etc.)
Residential

Plat/Survey Plan

18. **PLAN:** All applications must provide a survey plan of the property, drawn to scale.

PLAN ATTACHED ().

19. **Required of All Applications:** Show the following information on the survey plan.
Please check to indicate that the following information is shown on the plan:

- a. Lot sizes after subdivision
- b. Lot frontages after subdivision
- c. Lot depths after subdivision.
- d. Adjacent roads or streets and names, and sidewalks
- e. Location, size and shape of any existing structures, including porches, decks, pools, fences, and accessory structures
- f. Measurements from existing structures to lot lines and road center
- g. Existing Driveways - Location and Width, and whether paved or unpaved.
- h. Proposed Driveways – Location and Width. Include copy of Access Permit
- i. All rights-of-way and/or easements
- j. Contour lines (At no more than 10 ft. intervals
 Exception – A two lot subdivision with one lot retained and one new lot resulting is not required to show contour lines on the survey plan.
- k. Indication of the plan's scale (example 1" = 20 ft.)
- l. Arrow showing North.
- m. Vicinity Map

PART II

Request for Waiver & for Classification as Minor Subdivision

20. Are you requesting a waiver of full subdivision review? See section 220.3 of the Town of Rockingham Subdivision Regulations.

Request for Waiver: yes no

a. Is this land on an existing public highway requiring no public improvements? yes no

b. Is this land being divided up into less than five lots (as counted out of the original parcel)? yes no

c. Copy of approved Access Permit attached. (An Access Permit for a driveway off a Town or State Highway must be issued prior to submission of the subdivision application in order to qualify for a waiver.) EXISTING

d. Copy of State or Town Permit for wastewater disposal. (A State or Town Permit for wastewater disposal must be issued prior to submission of the subdivision application in order to qualify for a waiver.) In Progress (Public Sewer) Private WATER

To be Completed by Applicants Seeking Classification as a Minor Subdivision

21. **DRAINAGE**

- a. Show streams, ponds, and other wet areas on the survey plan.
- b. Show drainage patterns and natural features on site (e.g. steep banks, swales, waterways etc.).
- c. Show existing drainage structures and flow.
- d. Show plans for drainage control
- e. Show all proposed changes to the physical features of the site. Include soil removal or filling areas.

22. **WASTEWATER DISPOSAL**

- a. **Public sewage.** Will the lots be connected to public sewage? yes no.

If yes, provide a written statement from the municipality indicating that the public sewer can be connected to all lots in the subdivision. Already Connected
 The statement must be attached and submitted with the subdivision application.

- b. **Private On-site sewage disposal.** If the lots will be connected to private on-site sewage systems, provide the following information.

Required information must be prepared by a consultant qualified to design on-site wastewater disposal systems under the Town of Rockingham Sewage Ordinance of December, 1997.

- () Test pit logs N/A
- () Letter from consultant stating that sufficient area has been found on each lot for an on-site wastewater disposal system meeting the requirements of the Town of Rockingham On-site Sewage Ordinance or the current State of Vermont standards.
- () Show location of test pits on survey plan.

23. **WATER SUPPLY**

- a. **Public water.** Will the lots be connected to public water? yes no.

If yes, provide a written statement from the municipality indicating that the public water can be connected to all lots in the subdivision.

The statement must be attached and submitted with the subdivision application.

PART III

FLOODPLAIN PROPERTIES

All properties located within the Regulated 100 year floodplain must complete Part III, and submit the information required.

- 24. () Show elevation of each lot. The elevation data must be based on the Geodetic Vertical Datum as used on the Rockingham floodplain maps, and certified to by a licensed surveyor or engineer.
- 25. () Show on the plan the area of each lot which is within the 100 year regulated flood plain.
- 26. Will any watercourse be altered or relocated as a result of the project? If so, provide information as to the extent.

No

Other Information

27. Additional information provided by applicant/owner:

Signatures

Signatures: All Landowner(s) and Applicant(s) must sign the application.

By signing below, I certify that all information on this application and all supporting forms, plans, and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

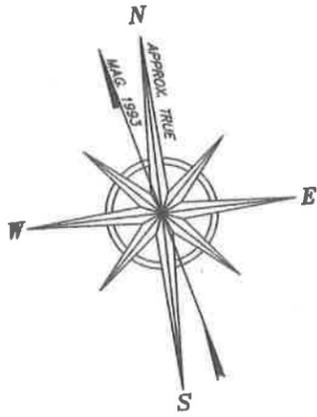
Property Owner(s) Signature(s) *Ratun A Teaney* Date: *Aug 19, 2016*

_____ Date: _____
_____ Date: _____

Applicant(s) Signature(s) _____ Date: _____
_____ Date: _____
_____ Date: _____

(Office Use Only)

RETURNED FOR DEFICIENCIES (Must resubmit)



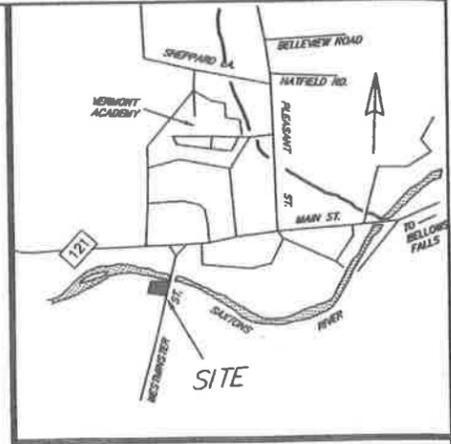
DAVID L. MOORE
PO BOX 424
SAXTONS RIVER, VT 05154
PROPERTY ID: 160010057

OLIVER SCHEMM
JESSICA DICLERICO
PO BOX 548
SAXTONS RIVER, VT 05154
PROPERTY ID: 160010056

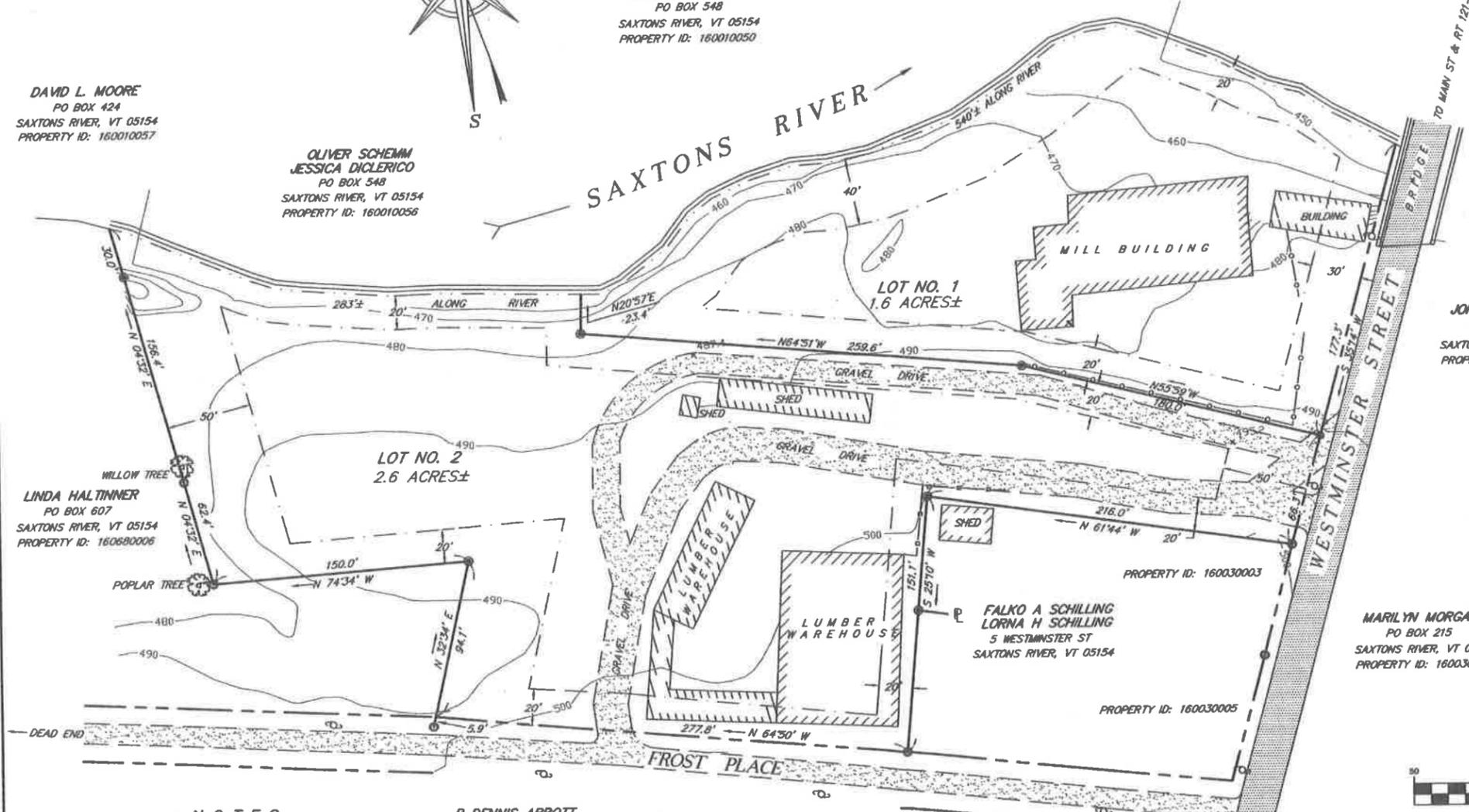
OLIVER SCHEMM
JESSICA DICLERICO
PO BOX 548
SAXTONS RIVER, VT 05154
PROPERTY ID: 160010050

SAXTONS RIVER VILLAGE CORP
PO BOX 243
SAXTONS RIVER, VT 05154
PROPERTY ID: 160010044

SAXTONS RIVER HISTORICAL SOCIETY
SAXTONS RIVER, VT 05154
PROPERTY ID: 160010042



- LOCATION MAP -



JOHN E WILLIAMS
PO BOX 112
SAXTONS RIVER, VT 05154
PROPERTY ID: 160030002

LINDA HALTINER
PO BOX 607
SAXTONS RIVER, VT 05154
PROPERTY ID: 160680006

LOT NO. 2
2.6 ACRES±

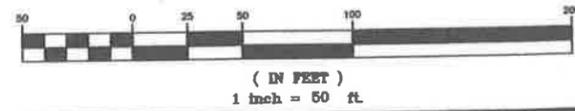
FALKO A SCHILLING
LORNA H SCHILLING
5 WESTMINSTER ST
SAXTONS RIVER, VT 05154

MARILYN MORGAN
PO BOX 215
SAXTONS RIVER, VT 05154
PROPERTY ID: 160030004

- LEGEND -

- IRON PIN FOUND
- IRON PIN TO BE SET
- PROPERTY LINE
- - - RIGHT OF WAY LIMITS
- - - CHAIN LINK FENCE
- - - SETBACK LIMITS
- ▨ GRAVEL ROAD
- ▨ PAVED ROAD
- ⊙ UTILITY POLE

GRAPHIC SCALE



- NOTES -

1. METHOD OF SURVEY: THEODOLITE AND E.D.M.
2. BEARINGS ARE REFERENCED TO A 1993 MAGNETIC OBSERVATION.
3. THE LAND WITHIN THESE MAPPED BOUNDARIES IS A PORTION OF THE LANDS DESCRIBED IN A DEED FROM MELVIN C. TENNEY TO TENNEY'S LUMBER MILL, INC. RECORDED IN VOL. 182 AT PAGE 261 OF THE ROCKINGHAM LAND RECORDS.
4. TOTAL AREA BEFORE SUBDIVISION = 4.2 ACRES±
5. DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
6. THIS PLAN WAS PREPARED FOR THE SOLE USE OF TENNEY'S LUMBER MILL, INC. AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
7. FROST PLACE WAS FORMERLY KNOWN AS LAKE ROAD.
8. CONTOURS TAKEN FROM TOWN OF ROCKINGHAM MAPMAKER PLAN.

R DENNIS ABBOTT
PO BOX 272
SAXTONS RIVER, VT 05154
PROPERTY ID: 169980008

GORDON & JEANNE A KORSTANGE
PO BOX 297
SAXTONS RIVER, VT 05154
PROPERTY ID: 160030007.1

PAUL G HOPKINS
MADELINE S BERGSTROM
7 WESTMINSTER STREET
SAXTONS RIVER, VT 05154
PROPERTY ID: 160030007

- ZONING REGULATIONS -
~ RESIDENTIAL USES ~

	PUBLIC WATER & SEWER	PUBLIC SEWER	PRIVATE WATER & SEWER
MINIMUM LOT AREA(sq.ft.)	10,000	15,000	40,000
FRONT YARD MINIMUM	25 FT	30 FT	50 FT
SIDE YARD MINIMUM	15 FT	20 FT	30 FT
REAR YARD MINIMUM	25 FT	40 FT	50 FT
MINIMUM LOT FRONTAGE	70 FT	120 FT	150 FT
MAXIMUM LOT COVERAGE	20 FT	15 FT	15 FT
(PER CENT) MAXIMUM RESIDENTIAL DENSITY			
DWELLING UNITS PER SQ FT OF LOT AREA	1 PER 10890 SF	1 PER 14520 SF	1 PER 43580 SF
BUILDING HEIGHT MAX, EXCEPT FOR AGRICULTURAL USES	35 FT	35 FT	35 FT

~ CERTIFICATION ~

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE THIS SURVEY AND PLAN IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF ROCKINGHAM LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.
THIS PLAN IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE SHOWN, AND DOES NOT REPRESENT A WARRANTY OR A GUARANTEE.
Aurelius DiBernardo
AURELIUS DIBERNARDO VT L.L.S. NO. 16

SUBDIVISION OF PROPERTY OF
TENNEY'S LUMBER MILL, INC.
PO BOX 478
SAXTONS RIVER, VT 05154
TM 16 PARCEL 0030001
PROPERTY AT 1 WESTMINSTER STREET
~ TOWN OF ROCKINGHAM ~ VILLAGE OF SAXTONS, RIVER ~
~ COUNTY OF WINDHAM ~ STATE OF VERMONT ~

DIBERNARDO ASSOCIATES, LLC
VT NH
LICENSED LAND SURVEYORS
P.O. BOX 52
BELLOWS FALLS, VT 05101
802-463-3031 ~ 803-368-5509



DATE AUG. 4, 2016 SCALE 1" = 50'
DRAWN BY JWC; AD CK'D BY A.D.
SURVEYED BY J.C., J.D.
DWG. NO. 1831-1